GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Housing Department – Construction of 28.30 lakh houses under Navaratnalu – PedalandarikiIllu (NPI) Programme under YSR Jagananna Colonies- – Sanctioned – Orders - Issued.

HOUSING (R&UH.A2) DEPARTMENT

G.O.MS.No. 9 **Dated: 02-12-2020.**

Read the following:-

1. From the Managing Director, A.P. State Housing Corporation Ltd., Letter No. 1584/APSHCL/DEE(G)/Comprehensive proposal/2020-21, Dated 20.06.2020 & 18.11.2020.
2. G.O.Ms.No.08, Housing (R&UH.A2) Department, dated 02.12.2020.

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O R D E R:-

Pedalandariki illu – Housing for All is one of the main flagship programme for the Government under Navaratnalu. In the reference first read above, the Managing Director, Andhra Pradesh State Housing Corporation Limited, Tadepalli, Guntur District has requested the Government to issue sanction orders for construction of 28.30 lakh houses in (2) Phases i.e. 15.10 lakh Houses in the 1st Phase; and around 13.20 lakh Houses in the 2nd Phase covering the beneficiaries to whom house site pattas are issued and also the beneficiaries with own house sites and to whom possession certificates are issued.

2. In continuation orders issued vide G.O. second read above, and after careful and detailed examination of the facts and circumstances reported by the Managing Director, Andhra Pradesh State Housing Corporation Limited in the reference first read above, hereby accord permission on the following:-

1. Dwelling unit plan prepared following PMAY guidelines at Annexure-II is approved for adoption in execution of YSR Jagananna Colonies under Navaratnalu-PedalandarikiIllu (NPI) programme.

2. The proposed mode of execution is approved for facilitating beneficiaries to get construction materials with their consent at lower rates lesser than the market rates either from the approved agency (through Reverse Tendering process) or any other agency of his/her choice.

3. State level Tender committee and District Level Tender committees are constituted as follows for evaluation of technical, financial bids through Reverse Tendering process and to finalize the rates within the overall unit cost of the House i.e., Rs.1.80 lakhs. Both the State Level tender committee and District Level tender committees are authorized to finalize rates for procurement materials within the unit cost of the house. The State and District level committees are authorized to finalize the rates keeping in view the prevailing market rate. At the State level the Managing Director, APSHCL and at District level the District Collector are authorized to approve the rates as finalized by the State/District level committees, respectively.

(PTO)

State Level Tender Committee :-

Sl. No	Designation	Department	Chairman/ member
1	Chief Engineer	APSHCL	Chairperson
2	Chief Engineer	APHB	Member
3	Chief Engineer	APTIDCO	Member
4	Chief Engineer	APEWIDC	Member
5	Superintending Engineer (Rural)	APSHCL	Member
6	Superintending Engineer (Urban)	APSHCL	Member
7	General Manager (Finance)	APSHCL	Member
8	General Manager, Audit & Accounts	APSHCL	Member
9	Sri MN Rao, Charted Accountant	Representative from MN Rao & Associates	Member
10	Project Director, West Godavari	APSHCL	Member
11	Superintending Engineer, Projects	APSHCL	Member- convener

District Level Tender Committee:-

Sl. No	Designation	Department	Chairman/ member
1	District Collector	Govt.	Chairperson
2	Joint Collector	V&WS and Development	Vice chairman
3	General Manager	District Industries center	Member
4	Superintending Engineer	RWS	Member
5	Superintending Engineer	R&B	Member
6	Superintending Engineer	(APEP/CP/SPDCL)	Member
7	District Panchayat Officer	PR	Member
8	Dy. Commissioner/ Asst. Commissioner	Labour Dept.	Member
9	Dy .Director	Mines & Geology Dept	Member
10	Project Director	APSHCL	Member- convener

4. Orders are hereby issued for supply of Sand to all the beneficiaries of Navaratnalu-PedalandarikiIllu (NPI) @ 20 MT per house at free of cost by APMDC on payment of transportation of charges @ Rs.4.90 per MT per KM towards transportation cost of sand from the nearest stockyard /depot/reach of APMDC or at the rate as finalized by the Govt. (Mining Dept.) from time to time and Rs.127/- per MT towards operational cost shall be borne by Govt./Andhra Pradesh Mineral Development Corporation.

5. Permission is accorded for Rs.920 Crores for taking up the water supply to the YSR Jagananna colonies for construction purpose by the Public Health & Engineering wing of Municipal Administration & Urban Development Department and RWS wing of Panchayat Raj & Rural Development Department respectively. (Rs. 279 Crores to Public Health & Engineering wing of Municipal Administration & Urban Development Department and Rs. 641 Crores to RWS wing of Panchayat Raj & Rural Development Department) out of the amount of Rs.1200 Crores which has been raised by APSHCL during last Financial Year from HUDCO and adjusted to PD account of Housing Corporation. This amount will be provided immediately to APSHCL so as to provide the amount to two (2) Departments i.e., Public Health & Engineering wing of Municipal Administration & Urban Development Department and RWS wing of Panchayat Raj & Rural Development Department RWS wing of Panchayat Raj & Rural Development Department and Public Health of Municipal Administration & Urban Development Department are permitted to call for tenders and ground the above works immediately

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6. The A.P. State Housing Corporation Ltd., shall assist the Panchayat Raj & Rural Development Department and Municipal Administration & Urban Development Department in preparation of DPRs to provide water supply for permanent purpose in all YSR Jagananna Colonies. The DPRs shall be prepared duly optimizing the cost and converging with the Water grid/ Jaljeevan /GoI/ EAP/other schemes being implemented by Municipal Administration & Urban Development Department and RWS depts. and submit the DPRs to Government for approval of the Finance Department. The A.P. State Housing Corporation Ltd., shall approach HUDCO/ NHB/ NABARD/ LIC/ other Financial institutions including Banks based on the Govt. Guarantee which will be provided by the Finance Dept.

7. The A.P. State Housing Corporation Ltd., shall assist the Energy Dept. (DISCOMs) in preparation of DPRs for provision of external electrification in all YSR Jagananna Colonies. The DPR shall be prepared duly optimizing the cost and converging with the GoI/EAP/Other schemes being implemented by Energy Dept. and submit the DPRs to Government for approval of the Finance Department. The A.P. State Housing Corporation Ltd., shall approach PFC/REC/Other financial institutions based on the Govt. Guarantee which will be provided by the Finance Department.

8. The A.P. State Housing Corporation Ltd., is permitted to utilize the HUDCO loan amount of Rs.1200 Crores drawn by A.P. State Housing Corporation Ltd., temporarily till the departments tie up funds from other sources, to take up the water supply works immediately by RWS and PHE Departments to provide water supply for construction.

9. The unit cost of the house is approved for an amount of Rs.1.80 lakh per house in ULBs & UDAs with the following Financial pattern:-

Details	ULBs (Rs. in lakhs)	UDAs (Rs. in lakhs)
GoI Assistance	1.50	1.50
MGNREGS Funds (90 Mandays and ISL)	-	0.30
GOAP Share	0.30	-
Total	**1.80**	**1.80**

Government of Andhra Pradesh will provide sand free of cost to the beneficiary (only the transportation charge has to be borne which would be part of the unit cost). In addition, Govt. would be supplying Cement, Steel and other construction material at lower rates than the local market rates. Govt. is also providing House sites free of cost with developed infrastructure for eligible beneficiaries.

10. The Managing Director, A.P. State Housing Corporation Ltd., is authorized to communicate to the Districts the Stage wise payments of unit assistance to the beneficiaries.

11. Permission is accorded to integrate the services of GVWV & VSWS Department with A.P. State Housing Corporation Ltd.,. The role, responsibilities and duties of Engineering Assistant, Welfare & Education Assistant, Digital Assistant and Village Volunteers in Rural areas and Ward Amenities Secretary, Ward Welfare & Development Secretary, Ward Education & Data Processing Secretary and Ward Volunteers in Urban areas, as detailed below:-

(PTO)

i. Engineering Assistant / Ward Amenities Secretary

a. Custodian of all the materials supplied by Housing Department and will be in-charge of the godown. He/ She will receive materials from suppliers based on indents placed by competent authority and issue materials as per eligibility to the beneficiaries.
b. Shall obtain the consent from the beneficiaries in prescribed format from the beneficiaries who will opt for department supply of materials and to upload the same in the website. Shall also obtain the consent from the beneficiary before making payment directly to supplier and to upload in the website.
c. He/ She will maintain all required registers for the materials prescribed in the Standard operating Procedure (SoP).
d. Shall maintain the beneficiary acquaintance register and Cash payment register and to obtain the acknowledgement of the beneficiary with the help of Village/Ward volunteers.
e. Geo-tagging of vacant site and stage wise construction of houses in the Apps provided by the Housing Department.
f. Giving mark out for the house as per approved plan in the site allotted to beneficiary and rendering all technical assistance to the beneficiary in construction of houses.
g. To inspect the construction of houses frequently and update the progress in online.
h. To assess the requirement of the materials and report to concerned Assistant Engineer (Housing) for supply.
i. To assist the Assistant Engineer, Housing in the preparation of Detailed Project Report as per PMAY-HFA guidelines (ULB & UDA area only).
j. Recording of receipt of materials and stages of the houses in Measurement Books and updating stages of the houses online in APSHCL website and submit to concerned Assistant Engineer, Housing.
k. Ensure quality of materials used in construction of houses and quality in construction of houses.
l. Assist the beneficiary in securing skilled manpower i.e., masons, carpenters, bar benders, electricians and plumbers etc.,
m. Shall maintain prescribed registers pertaining to MGNREGS works and produce before social audit.
n. He/ She has to attend other housing related works like soil testing, etc.,
o. Any other work entrusted by the Housing Department
p. Shall accompany the senior officers of APSHCL(AE,DyEE,EE) and PD (Housing)/Housing Department) during their tours to the respective village/ward.
q. Any other work entrusted by the Housing Department.

ii. Welfare and Education Assistant / Ward Welfare and Development Secretary.

a. Conduct awareness camps along with Engineering Assistant/Ward Amenities Secretary for the beneficiaries and create awareness about the salient features of the scheme and their entitlements under the scheme.
b. Enumeration of eligible house-holds for Housing and attend documentation work.
c. Conducting Participatory Rural Appraisal (PRA) exercise /Mobilization/ motivation of the beneficiaries to commence the construction of house.
d. Help the beneficiaries regarding opening of bank accounts with the assistance of Village/Ward Volunteers.

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e. Facilitate beneficiaries in getting loans sanctioned by Banks/Financial institutions.
f. To act as a facilitator in resolving the grievances of the beneficiary in sanction and construction of houses and also convergence with other Govt. schemes.
g. Shall accompany the senior officers of APSHCL (AE,DyEE,EE and PD (Housing)/ Housing Department) during their tours to the respective village/ward.
h. Any other work entrusted by the Housing Department.

iii. Digital Assistant / Ward Education & Data Processing Secretary

a. Survey code has to be generated basing on the 4(b) format in PMAY-MIS website for the sanctioned beneficiaries.
b. Mapping of beneficiaries to the sanctioned projects in PMAY-MIS websites.
c. Registration of beneficiaries in APSHCL website.
d. Stage up-gradation of beneficiaries in online for release of payments
e. Generation of Cement release orders and payment release orders.
f. Any other work entrusted by the Housing Department.

iv. Village/Ward Volunteers

a. Assist the beneficiaries in procurement of required sand from the nearest source.
b. To ensure receipt of house sanction letter by all the sanctioned beneficiaries under his/her jurisdiction.
c. To ensure that all the materials entitled are received by the beneficiaries under his/her jurisdiction.
d. To collect the documents required from the beneficiaries and support the Welfare and Education Assistant /Ward Welfare and Development Secretary for documentation under his/her jurisdiction.
e. To help the beneficiary in all aspects during the construction of house.
f. To assist the Engineering Assistant of Village Secretariat & Ward Amenities Secretary of Ward Secretariat in maintaining beneficiary wise acquittance register for all the materials issued and cash payments made for construction of houses. Alternatively acquittance in digital mode shall be obtained.
g. Any other work entrusted by the Housing Department

- The entire process right from the registration of beneficiary till completion of house and hand over to the beneficiaries will be maintained in online and the login facilities shall be given to all the Village /Ward Secretariats.

12. Designate the Joint Collector (VSWS and Development) as Executive Director of AP State Housing Corporation in the place of District Collector.

13. State level and District level Pedalandariki Illu Monitoring Committees (PMC) are constituted with the following members as shown below :-

(PTO)

State level Pedalanadiriki Illu Monitoring Committee (SPMC)

a. Chief Secretary	- Chairperson
b. Principal Secretary (Housing)	- Member
c. Principal Secretary (Revenue)	- Member
d. Principal Secretary (Finance)	- Member
e. Principal Secretary (PR &RD)	- Member
f. Principal Secretary (MA &UD)	- Member
g. Principal Secretary (Energy)	- Member
h. Principal Secretary (Industries)	- Member
i. Managing Director, APMDC	- Member
j. Secretary/Director (GSWS)	- Member
k. Managing Director, APSHCL	- Member convener

District Level Pedalanadiriki Illu Monitoring Committee (DPMC)

a. District Collector	- Chairperson
b. Joint Collector (Revenue)	- Member
c. Joint Collector (VSWS & Dev.)	- Member
d. Regional Joint Director, MA&UD/DTCPO	- Member
e. Dy. Director, Mines	- Member
f. Joint Director, Industries	- Member
g. Superintending Engineer, PR Dept.	- Member
h. Superintending Engineer, DISCOM	- Member
i. Superintending Engineer, RWS	- Member
j. VC & MD, UDAs concerned	- Member
k. Project Director, Housing	-Member convener

14. Provide necessary budget to meet the cost of Administration and Establishment charges under Managerial subsidy by the Govt. Since provision is not made for deduction of 3% Administrative Charges/Petty supervision charges in the present unit cost of Rs.1.80 lakhs is approved.

15. The Managing Director, A.P. State Housing Corporation Ltd., is authorised to devise the operational guidelines and modify time to time based on ground level feed back during implementation of the programme and communicate to the Districts for smooth implementation of the scheme in the field without any additional financial commitment.

3. The Managing Director, A.P. State Housing Corporation Ltd., shall take necessary further action in the matter, accordingly.

4. This order issues with the concurrence of the Finance Department vide their U.O.NO. FIN01-FMU0PC(WCDS)/111/2020-FMU-WDCWLETFH, dated 25.11.2020.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

AJAY JAIN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Managing Director,
A.P. State Housing Corporation Ltd., Tadepalli, Guntur District.
All the District Collectors / Joint Collectors/ Executive Directors
though MD., A.P. State Housing Corporation Ltd.,, Tadepalli.
The Principal Secretary to Government, Revenue Department
The Principal Secretary to Government, PR&RD Department.
The Principal Secretary to Government, MA&UD Department
The Principal Secretary to Government, GVWV & VSWS Department
The Principal Secretary to Government, Energy Department
The Principal Secretary to Government, Finance Department
The Principal Secretary to Government,
Industries & Commerce (Mines) Department

with a request to take necessary action

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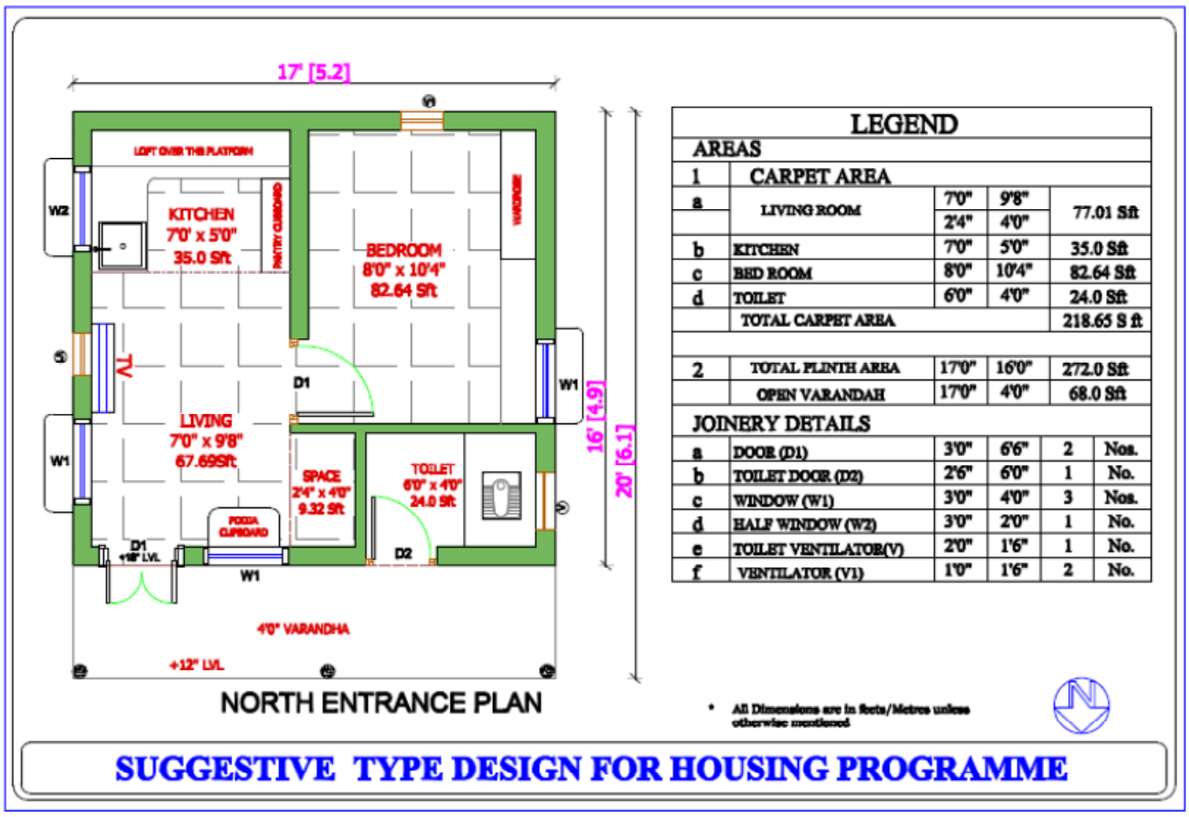
The PS to Principal Secretary to CM.
The PS to Minister(Housing)
The PS to Chief Secretary
The PS to Principal Secretary (Housing)
The Revenue Department
The PR&RD Department
The MA&UD Department
The GVWV & VSWS Department
The Energy Department
The Finance Department
The Industries & Commerce (Mines) Department
To all the concerned through MD., APSHCL
SF / SC

//FORWARDED :: BY ORDER//

SECTION OFFICER

(Annexure-II to G.O. Ms. No.9, dated 02.12.2020)



AJAY JAIN
PRINCIPAL SECRETARY TO GOVERNMENT